

CITY OF SEDONA, ARIZONA
COUNCIL AGENDA COMMUNICATION

MEETING DATE: July 12, 2005 AGENDA ITEM: 7f TIME TO PRESENT:	SUBJECT: Final Plat Amendment, lot 49, Casa Contenta subdivision – case number SUB2005-10 DEPARTMENT: Community Development
ACTION REQUIRED: <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Information	BOARD/COMMISSION RECOMMENDATION: <input type="checkbox"/> Approval <input type="checkbox"/> Denial <input checked="" type="checkbox"/> None Forwarded

Project/issue relates to Strategic Plan ___ **or Community Plan** X **or Not Applicable** ___.

The Final Plat Amendment implements Land Use Element of the Community Plan.

ISSUE: This is a request for a Final Plat Amendment to amend the shape of the building envelope of lot 49 within the Casa Contenta subdivision. The Casa Contenta Design Review Committee and Board of Directors have approved the request.

BACKGROUND: The Casa Contenta subdivision is located in West Sedona on the east side of Soldier Pass Road. The subdivision received Final Plat approval from the City Council on June 28, 1994 and was recorded by the Yavapai County Recorder's Office on August 16, 1994.

David M. and Rene M. Pillor own Lot 49 in the Casa Contenta subdivision. As shown on the attached Final Plat Amendment and site plan drawings, the property owner intends to reshape the building envelope on their lot to accommodate a new swimming pool and the addition of a deck to their existing house. At the time the final plat for this subdivision was created, the building envelopes were precisely defined on the plat by bearing and distance. It is therefore necessary to create an Amended Final Plat for the Casa Contenta subdivision to reflect the proposed changes.

The applicant is proposing to revert a portion of the southern lot boundaries of the building envelope back to common area in exchange for equal portions of common area along the east lot lines. The applicant has indicated that the proposed exchange will preserve two native trees, and no trees will be removed in the proposed new building envelope area. The proposed new building envelope will be one square foot smaller than the original building envelope.

The Casa Contenta Homeowners association has approved the applicant's request. There is no known opposition to the requested plat amendment.

FINANCIAL PERSPECTIVE: NA

PROS & CONS:

Pros:

- Approving the plat amendment would allow for the retention of two native trees.

Cons:

- None noted.

INTERNAL PROCESS PERSPECTIVE: NA

CITY ATTORNEY APPROVAL: Reviewed on July 1, 2005 by Gene Neil

CITY MANAGER RECOMMENDATION: The City Manager recommends approval.

FINANCIAL SERVICES APPROVAL: NA

MOTION(S):

I move to approve case number SUB2005-10 regarding a Final Plat Amendment to lot 49 within the Crimson View subdivision.

I move to deny case number SUB2005-10 regarding a Final Plat Amendment to lot 49 within the Crimson View subdivision.

ATTACHMENTS:

- Amended Final Plat for lot 49, within the Crimson View subdivision (24" x 36", and 8½" x 11").
- Topography and vegetation map (8½" x 11").
- Vicinity map (11" x 17").
- Letter from the Casa Contenta Design Review Committee and Board of Directors.
- Letter describing the requested final plat amendment from the applicant.

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